

**CITY OF NEW BRUNSWICK**  
**RENT CONTROL BOARD**  
**February 25, 2014**  
**MINUTES**

**I. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)**

Meeting called to order at 7:04 pm by Wendy Stelatella, Rent Control Board Chair, read Public Announcement.

**II. ROLL CALL**

MEMBER:	PRESENT	ABSENT
Wendy Stelatella		X
David Gomez	X	
Morris Kafka	X	
Carmen Lopez	X	
Moreo Rivera	X	
Catherine Feaster	X	
Mikaela Murphy		X

Ben Bucca, Board Attorney

**III. SALUTE TO THE FLAG**

**IV. APPROVAL OF MINUTES: January 28, 2014**

- a. Will be approved at next meeting

**V. REVIEW OF RENT CONTROL ACTIVITIES THRU February 25, 2014**

Moreo Rivera provided everyone with a summary of the rent control activity up to the meeting day.

- As of 02/21/2014 there were \$25,900 Rent Control Registrations @ \$25/per unit
- 2013 Registrations with late fees = \$600.00
- 2012 Registration with late fees = \$50.00
- YTD total fees collected are \$26,770.00 (includes \$220.00 in late fees)

**Total number of properties registered for 2014 as of 02/21/2014 is 588**

**VI. OLD BUSINESS:**

- A. 137 Townsend St 2<sup>nd</sup> fl. –Lucia Vasquez (tenant) VS. Jessica & Jakeline Aquino (landlord)
  - o Complaint #13-004 ~ ‘Standard Of Service’ and Possible ‘Mandatory Extra Charges’

**Motion: To refund the tenant a total of \$3,434.64.**

- \$1,000 being a four (4) month refund for inadequate heat during the winter of 2012
- And \$2,434.64 would be a credit due to an overcharge of payment on PSE&G utility bills for the second floor apartment.



Motion made by Catherine Feaster.  
Moreo Rivera second motion.

**VII. NEW BUSINESS:**

NO NEW BUSINESS AT THIS TIME

Motion for Adjournment: 8:35PM

**ADJOURNMENT**

- FUTURE MEETING SCHEDULE – TUESDAY, MARCH 25, 2014